



221012 Township 9-2 Road
Rural Lethbridge County, Alberta

MLS # A2107618



\$1,925,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,504 sq.ft.	Age:	2003 (21 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	31.33 Acres		
Lot Feat:	Environmental Reserve, No Neighbours Behind, Other, Secluded, See Remarks		

Heating:	Boiler, In Floor, Natural Gas	Water:	Cistern
Floors:	Carpet, Ceramic Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	14-9-22-W4
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	LUF/CGR
Foundation:	Poured Concrete, See Remarks	Utilities:	-

Features: Bar, Bathroom Rough-in, Bidet, Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks, Separate Entrance, Storage, Sump Pump(s), Wet Bar

Inclusions: All inclusions are in as-is condition

Magnificently massive bungalow with awe-inspiring panoramic views of the Oldman River Valley! This one-owner/builder's own home is truly unique and offers over 8,700 sq. ft. of living space. Featuring a tremendously open and sprawling design; walk-out lower level; primary bedroom wing with an enormous ensuite, 2 walk in closets, and a wardrobe carousel; a great guest wing with private entrance; indoor workshop; an immense patio and viewing deck; and much much more. Located just 6 minutes from Downtown LA, on 31.33 acres, on an extremely secluded and private point. Although the majority of the land is coulee draw, there is approximately 4 acres up top that potentially could make an ideal second building site, or possibly subdivided off. Coulee bank remediation will be required. Contact your preferred realtor to learn more about this truly one of a kind property!